020.A	0003	0108.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	481,900	/	481,900
USE VALUE:	481,900	/	481,900
ASSESSED:	481,900	/	481,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 108

Owner 1:	DIFIGLIA GHANDA
Owner 2:	MASON REBECCA
Owner 3:	
Street 1:	32 HAMILTON RD UNIT 108
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DI FIGLIA GHANDA -
Owner 2:	-
Street 1:	32 HAMILTON ROAD #108
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 865 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	481,900			481,900
Total Card	0.000	481,900			481,900
Total Parcel	0.000	481,900			481,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 557.11 | /Parcel: 557.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	145337
GIS Ref	
GIS Ref	
Insp Date	12/13/17

!1747!

PREVIOUS ASSESSMENT

Parcel ID: 020.A-0003-0108.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	467,900	0	.		467,900	467,900	Year End Roll	12/18/2019
2019	102	FV	442,700	0	.		442,700	442,700	Year End Roll	1/3/2019
2018	102	FV	363,600	0	.		363,600	363,600	Year End Roll	12/20/2017
2017	102	FV	337,200	0	.		337,200	337,200	Year End Roll	1/3/2017
2016	102	FV	337,200	0	.		337,200	337,200	Year End	1/4/2016
2015	102	FV	317,400	0	.		317,400	317,400	Year End Roll	12/11/2014
2014	102	FV	300,400	0	.		300,400	300,400	Year End Roll	12/16/2013
2013	102	FV	319,800	0	.		319,800	319,800		12/13/2012

PRINT

Date	Time
12/10/20	17:18:39

LAST REV

Date	Time
11/10/20	11:25:07
jorourke	
1747	

USER DEFINED

Prior Id # 1:	145337
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DI FIGLIA GHAND	73555-276	1	10/30/2019	Convenience	1	No	No		
SCHWEDOCK HERBE	56970-384		6/10/2011		279,000	No	No		
EVANS CHRISTOPH	33835-323		10/16/2001		275,000	No	No		
	20625-598		6/1/1990		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2020	Mail Update	JO	Jenny O
12/13/2017	Measured	DGM	D Mann
2/13/2013	Inspected	BR	B Rossignol
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6048																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	W20 - WATER 20		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	C - Corner View
Total Units:	
Floor:	1 - 1st Floor
% Own:	0.762099981
Name:	35 - 6050

DEPRECIATION

Phys Cond:	FR - Fair	25. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		25.3 %

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.19364166
Const Adj.:	1.25949597
Adj $ / SQ:	481.084
Other Features:	28803
Grade Factor:	1.00
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	645163
Depreciation:	163226
Depreciated Total:	481937

COMMENTS

648-2778,Building Number 32.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	697.57
Special Features:	0	Val/Su Net:	557.11
Final Total:	481900	Val/Su SzAd	557.11

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	865	481.080	416,137
Net Sketched Area:		865	Total:	416,137
Size Ad	865	Gross Are	865	FinArea 865

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

020.A-0003-0108.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	